

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Coleen Burns
Debtor

Case No. 19-04098-HWV
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0314-5
Date Rcvd: Feb 22, 2023

User: AutoDocke
Form ID: pdf010

Page 1 of 2
Total Noticed: 9

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 24, 2023:

Recip ID	Recipient Name and Address
	+ City of Wilkes-Barre, 40 E. Market Street, Wilkes-Barre, PA 18711-0454
	+ Elite Revenue, 100 Wilkes-Barre Blvd. 205, Wilkes-Barre, PA 18702-5255
	+ Samuel Falcone, Esquire, 900 Rutter Avenue, Kingston, PA 18704-4965
	+ Timothy Henry, Esquire, Wilkes-Barre Solicitor, 40 E. Market Street, 2nd Floor, Wilkes-Barre, PA 18711-0454
	+ Wilkes-Barre City Recycling, 3 Conyngham Ave., Wilkes-Barre, PA 18702-5601
	+ Wilkes-Barre City Sewer, 3 Conyngham Ave., Wilkes-Barre, PA 18702-5601
5250708	+ Luzerne County Tax Claim, Luzerne County Courthouse, 200 N River Street, Wilkes Barre, PA 18711-1001
5266354	+ Vipal Shah, 6650 Overlook Drive, Orefield, PA 18069-8930
5262298	+ Wyoming Valley Sanitary Authority, 1000 Wilkes-Barre Street, PO Box 33A, Wilkes-Barre, PA 18711-1002

TOTAL: 9

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 24, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 22, 2023 at the address(es) listed below:

Name	Email Address
Adam Bradley Hall	on behalf of Creditor Specialized Loan Servicing LLC amps@manleydeas.com
Brian C Nicholas	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com

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Page 2 of 2
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Brian E Manning	on behalf of Creditor Natasha Chapman BrianEManning@comcast.net G17590@notify.cincompass.com
Brian E Manning	on behalf of Creditor Sheree A Pitterson BrianEManning@comcast.net G17590@notify.cincompass.com
David Schwager	on behalf of Creditor Changfa Yang et al. david@despalaw.com dschwagr@epix.net
Donald H Hess	on behalf of Creditor DM Management LLC dhess@gkh.com
Donald Huber Hess	on behalf of Creditor DM Management LLC dhess@gkh.com, smiller@gkh.com
Gregory J Pascale	on behalf of Creditor Vipul Shah greg@needlelawfirm.com
Jack N Zaharopoulos	TWecf@pamd13trustee.com
Janet L Gold	on behalf of Creditor SMS Financial Strategic Investments LLC jgold@egclawfirm.com, alapinski@egalawfirm.com
Jessica M Gulash	on behalf of Creditor PATRICK PAWLICZEK jgulash@lbmlaw.com
John M. Murphy	on behalf of Creditor Landmark Community Bank jmurphy@c-wlaw.com
Kevin M Walsh	on behalf of Debtor 1 Coleen Burns KMWesq@aol.com law297@aol.com
Mark J. Conway	on behalf of Creditor Al Quan Cade Jr. info@mjconwaylaw.com, connie@mjconwaylaw.com;mjc@mjconwaylaw.com
Robert J Kidwell, III	on behalf of Creditor ESSA Bank & Trust rjkidwell3rd@gmail.com;mdaniels@newmanwilliams.com
United States Trustee	ustpregion03.ha.ecf@usdoj.gov
TOTAL: 16	

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE: Coleen Burns	:	CHAPTER 13
	:	CASE NO. 5:19-bk-04098
Debtor	:	

**ORDER ALLOWING DEBTOR'S MOTION TO SELL REAL ESTATE
363(b) – 125 Grove Street, Wilkes Barre**

Upon consideration of the within Motion and after Notice duly given to the Creditors and other parties in interest, the Debtor is hereby granted leave to sell real estate located at 125 Grove Street, Wilkes Barre, Luzerne County, PA, to Jack Ohara for the Sales price of Forty Five Thousand (\$45,00.00) Dollars pursuant to the terms and conditions of the realtor assisted written sales agreement a copy of which is attached to the Motion.

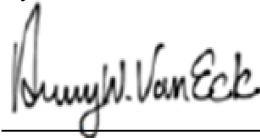
Debtor is allowed to execute all papers and documents reasonably necessary to transfer said real estate and to effectuate the sale.

Further, the Debtor is granted leave to allow distribution of the proceeds of the sale at closing as follows:

- a. Any notarization and/or incidental recording fees which are the responsibility of the Seller;
- b. Any transfer tax and recording fees which are the responsibility of the Seller; Estimated at 843.75
- c. The Luzerne County Tax Claim avers a balance due including 2022 real estate taxes in the amount of about 29,913.48
- d. There balances due to WVSA, WB City sewer and WB City recycling estimated at 3,500.00.
- e. The payment of adjustments and/or prorations, as such is typically and customarily done with respect to the current real estate taxes, sewer charges, garbage/refuse fees, and other closing costs or municipal claims;
- f. The payment of the Realtor's commission; Estimated at 2,700.00

- g. Any out-of-pocket expenses advanced by Kevin M Walsh, Esquire not to exceed 200.00 and in connection with the sale of the aforementioned property, and which have not been reimbursed at the time of settlement along with an attorney fee of \$900.00;
- h. Vipal Shah Mortgage. After the above, the sum of 9,000.00 to payoff the mortgage. But if the sale proceeds are short and do not reach the 9,000.00, then, Vipal Shah shall receive the amount of sale proceeds available up to the amount of 9,000.00.
- i. Net Proceeds. The balance remaining, if any, is to be paid over to the Chapter 13 Trustee to pay down Debtor's plan obligations.

By the Court,

A handwritten signature in black ink, appearing to read "Henry W. Van Eck", written over a horizontal line.

Henry W. Van Eck, Chief Bankruptcy Judge
Dated: February 22, 2023